

2-503 Sewer and Water Facility Requirements

~~All structures built hereafter shall meet the requirements for sewer and water facilities as set forth in Health Department Regulations, the Subdivision Ordinance and this Ordinance.~~ [This section moved to Article 7 Section 7-503]

3-330 Waiver of Public Sewer Requirement

(Category 30) RC RA RR-2 V R-1 R-2 R-3 R-4 TH GA MDP C-1 C-2 C-3 CV I-1 I-2
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3-331 Waiver of Public/Central Water Requirement

(Category 30) RC RA RR-2 V R-1 R-2 R-3 R-4 TH GA MDP C-1 C-2 C-3 CV I-1 I-2
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7-500 Water and Sewer requirements and Central Water System Requirements.

7-501 Public and Central ~~Water~~ Requirement.

A. Public water shall be required for all residential subdivisions, multifamily or townhouse development of 7 or more lots or units under the following circumstances:

~~A.1. Within the Bealeton, Marshall, New Baltimore, Opal, Remington and Warrenton and Catlett service districts areas except in those area designated as non-sewered and/or non-for public water growth areas in the Comprehensive Plan.~~

~~B.2. Any residential subdivision, multifamily or townhouse development of 7 or more lots or units located outside service districts in the R-I, R-2, RR-2 and V zones.~~

~~C.3. The requirement for a public water system may be removed by special exception pursuant to Sections 5-3100 3-331.~~

B. Central water shall be required under the following circumstances:

1. In the RA and RC zones, a freestanding central water system shall be designed and constructed to serve all lots within a subdivision of seven or more lots, unless a special exception is obtained in accordance with the terms of Section 3-331 and Article 5 of this ordinance.

7-502 Public sewer requirement.

~~Public sewer shall be required for all residential subdivisions, multifamily or townhouse development of 25 or more lots or units under the following circumstances:~~

~~A. Within the Bealeton, Marshall, New Baltimore, Opal, Remington and Warrenton service districts except in those areas designated as non-sewered and/or non-public water growth areas in the Comprehensive Plan.~~

B. Any residential subdivision, multifamily or townhouse development of 25 or more lots or units located outside service districts in the R-1, R-2, RR-2 and V zones.

C. The requirement for a public sewer system may be removed by special exception pursuant to Sections 5-30003-330 and Article 5 of this ordinance.

7-503 Central Water System Requirement

Whenever a public water system is not required, a freestanding central water system shall be designed and constructed to serve all lots within a subdivision of seven or more lots, unless a special exception is obtained in accordance with the terms of Section 5-3100 of this ordinance.

In subdivisions in the RA and RC zones containing 25 or more lots, the required central water system shall be designed and constructed to provide adequate fire flows as determined by the Virginia Department of Health.

7-503 Sewer and Water Facility Design and Construction Requirements.

1. All public or central water and/or sewer facilities shall be designed and constructed to meet any applicable requirements of the Virginia Health Department, Fauquier County Water and Sanitation Authority, the Subdivision Ordinance and this Ordinance. [Formerly Section 2-503]

2. In subdivisions in the RA and RC zones containing 25 or more lots, the required central water system shall be designed and constructed to provide adequate fire flows as determined by the Virginia Department of Health.

12-501 12. Existing and proposed water and sanitary sewer facilities indicating all pipe sizes, types and grades and where connection is to be made to an existing or a proposed public or central water or sewer system.

~~12-612 3. When central water and/or sewer systems having sufficient capacity either exist or are proposed within a reasonable distance of the area of the site plan, provisions shall be made to connect to the system.~~
[deleted as surplusage]

~~12-612~~ 12- 612 _5 Where a development is to be served by public or central water and/or sewerage, the availability of connections adequate to serve the proposal shall be reserved by the developer, and fees required therefore paid and any agreements required by the provider of such services executed prior to site plan approval. Payment in full for such connections, or other arrangements acceptable to the provider of services shall be made prior to issuance of a building permit.

12-612 - 6 _The cost of providing reasonable and necessary sewerage, water, and other drainage facilities, located outside the property limits of the land owned or controlled by the ~~subdivider or~~ developer but necessitated or required, at least in part, by construction or improvements in his ~~subdivision or~~ development, shall be in accordance with Section ~~15.1-466(j)~~ 15.2-2243 of the Code of Virginia.

